



Town of Halfmoon Planning Board Agenda

July 13, 2015 – 7:00 pm

DECISIONS

Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm

Minutes – June 22, 2015 - APPROVED

Public Hearing:

Rafferty Minor Subdivision & Special Use Permit, Clamsteam Road - (15.061 & 15.063)

PUBLIC HEARING HELD & APPLICATIONS APPROVED. A Public Hearing was held for a three lot Minor Subdivision and Special Use Permit applications to construct three two-family residential homes (duplexes). The Board approved the requests.

New Business:

Aurentz Subdivision, 21 Lape Road - Minor Subdivision (Lot-Line Adjustment) (15.037)

PUBLIC HEARING SET. The Board set a Public Hearing for July 27, 2015 for this Lot Line Adjustment to convey 1.78 acres from 21 Lape Road to adjacent property on Lape Road.

Garcia Duplex, 69 Outlook Drive South - Special Use Permit (15.078)

TABLED. The Board tabled this request, pending consideration of an amendment to Town Code that would impact this project.

Howland Park PDD Sign, Johnson Road/Wolf Run - Sign (15.081)

APPROVED. The Board approved the proposed permanent residential subdivision sign on property to be owned by the homeowners' association with the following conditions: (1) Maximum sign height, as measured to the top of the sign structure, shall be 6 ft.; and, (2) The existing sign at Brookfield Place shall be lowered to a maximum of 6 ft. by November 1, 2015.

nFrastructure, 5 Enterprise Ave - Commercial Site Plan (15.082)

APPROVED. The Board approved the request to construct 24 additional paved parking spaces.

Adirondack Basement Systems, Route 9 - Minor Subdivision (Lot Line Adjustment) (15.084)

PUBLIC HEARING SET. The Board set a Public Hearing for July 27, 2015 for this Lot Line Adjustment between two adjacent properties located on the southwest corner of Route 9 and Stone Quarry Road. The proposal would convey .02 acres from the lot on the Route 9/Stone Quarry Road corner with the lot having frontage on Route 9, providing the latter lot with access from both Route 9 and Stone Quarry Road.

Red Robin, 1 Halfmoon Crossing - Sign (15.087)

TABLED. The Board tabled this application at the request of the applicant.

Robert Ballard & Thomas Ballard, 21 Smith Road - Lot Line Adjustment (15.088)

PUBLIC HEARING SET. The Board set a Public Hearing for August 10, 2015 for this Lot Line Adjustment between two adjacent properties, with one having frontage on Smith Road and the other on Vosburgh Road. The request would convey 3.91 acres from the lot on Smith Road to the lot on Vosburgh Road.

Paul & Madeline Sicko, 1410 & 1414 Route 9- Minor Subdivision (Lot Line Adjustment) & Special Use Permit (15.089 & 15.094)

PUBLIC HEARING SET. The Board set a Public Hearing for July 27, 2015 for this Lot Line Adjustment and Special Use Permit for two adjacent properties owned by the applicants. The requests would convey 11.87 acres from the lot at 1410 Route 9 (Garden Gate Plaza) to the lot at 1414 Route 9 (residential use). A Special Use Permit is needed due to the request to expand a residential use in a C-1 Commercial district.

Charles & Dorothy Hill and Mark & Jean Hill, 114 & 116 Beach Road - Minor Subdivision (Lot Line Adjustment) (15.091)

DENIED. The Board denied the request for a Minor Subdivision (Lot Line Adjustment) due to the pre-existing, non-conforming front yard setback of the existing home at 114 Beach Road.

Fastenal Co., 217 Guideboard Road (Country Dollar Plaza/Salty's) - Change of Tenant/Use (15.093)

APPROVED. The Board approved the request for Fastenal, a retailer of fasteners targeted for industrial clients and building contractors, to establish a retail sales and showroom in Country Dollar Plaza (Salty's).

Copy Cat Inc., 217 Guideboard Road (Country Dollar Plaza/Salty's) - Change of Tenant/Use (15.090)

APPROVED. The Board approved the request for Copy Cat Inc., a provider of retail copying services, to relocate their retail business in Country Dollar Plaza (Salty's).

Slice of Halfmoon, 1525 Route 9 (Plaza at Halfmoon) - Change of Tenant/Use & Sign (15.096 & 15.097)

APPROVED. The Board approved the request to locate a pizzeria/bakery and Italian eatery, with seating for 60, and signs at the Plaza at Halfmoon, with the condition that owner of the plaza is made aware that future tenants for the vacant spaces may have difficulty receiving approval due to limited parking.

Old Business:**MMM Enterprise LLC, Firehouse Road - Minor Subdivision & Special Use Permit (14.148)**

APPROVED. The Board approved the revised plan to subdivide the parcel into two lots and construct two, two family homes (duplexes).

Hess/Speedway Retail Stations LLC, 1513 Crescent Road-Signs (15.074)**Hess/Speedway Retail Stations LLC, 1583 Route 9- Signs (15.075)****Hess/Speedway Retail Stations LLC, 1698 Route 9- Signs (15.076)**

APPROVED. The Board approved the Sign requests to change the name ("Hess" to "Speedway") and color patterns (green to red) at three locations, conditioned on the following: (1) The applicant consult with the Planning Department on the maximum brightness of the LED lighting; and (2) The existing agreement between Hess and the Town related to a 60 ft. conveyance at 1583 Rt. 9 remains in effect.

Harvest Moon Market, 1512 Route 9- Sign (15.086)

APPROVED. The Board approved a second sign (plaza sign panel insert), which had been tabled at the last meeting, upon receiving clarification on the sign location, design and layout.

Performance Contracting, 430 Hudson River Road- Change of Tenant/Use (15.085)

TABLED. The applicant failed to appear and the application considered withdrawn by the Board.

The Next Planning Board Meeting will be Monday July 27, 2015